

**MANAGEMENT CERTIFICATE
OF
HUNTER PLACE RESIDENTIAL COMMUNITY, INC.**

The undersigned, being an officer of Hunter Place Residential Community, Inc., a Texas nonprofit corporation (the “**Association**”), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision: Hunter Place.
2. The name of the Association: Hunter Place Residential Community, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: All that certain real property located in Johnson County, Texas, made subject to that certain Declaration of Covenants, Conditions and Restrictions for Hunter Place, recorded under Document No. 2023-16607 in the Official Public Records of Johnson County, Texas (the “**Declaration**”).
4. The recording data for the Declaration and any amendments to the Declaration: See Attachment 1 to this Management Certificate.
5. The name and mailing address of the Association: Hunter Place Residential Community, Inc., c/o The Property Center, 510 W. Pearl St. Suite 100, Granbury, TX 76048.
6. The name, mailing address, telephone number, and email address of the person managing the Association:

 Name: Hunter Place Residential Community, Inc., c/o The Property Center
 Mailing Address: 510 W. Pearl St. Suite 100, Granbury, TX 76048
 Attn.: Mary Ann Frytz, HOA Manager
 Telephone Number: (682) 365-3018
 Email Address: MaryAnn@ThePropertyCenter.com
7. Website to access the Association’s dedicatory instruments:
 www.Townsq.io
8. Amount and description of fees related to property transfer in the subdivision:
 The Association fees are in the following amounts:

Working Capital Assessment - \$400.00

Resale Certificate Fee - \$375.00


Transfer Fee - \$250.00

The Association fees cover all costs that the Association incurs related to a property transfer in the subdivision.

[SIGNATURE PAGE FOLLOWS]

This Certificate is effective as of the 13 day of June, 2023.

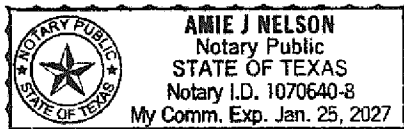
HUNTER PLACE RESIDENTIAL COMMUNITY, INC.,
a Texas nonprofit corporation

By: 
Printed Name: John Watson
Title: President

STATE OF TEXAS §
 §
COUNTY OF Johnson §

This instrument was acknowledged before me on the 13 day of June, 2023 by John Watson, the President of Hunter Place Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

(SEAL)




Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
Winstead PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

ATTACHMENT 1

1. Declaration of Covenants, Conditions and Restrictions for Hunter Place, recorded as Document No. 2023-16607 in the Official Public Records of Johnson County, Texas, as same may be amended and supplemented from time to time.
2. Hunter Place Community Manual, recorded as Document No. 2023-16608 in the Official Public Records of Johnson County, Texas, as corrected by that certain Non-Material Correction Instruments, recorded under Document No. 2023-17730, Official Public Records of Johnson County, Texas.
3. Hunter Place Adoption of Working Capital Assessment, recorded as Document No. 2023-16609 in the Official Public Records of Johnson County, Texas.
4. Hunter Place Notice of Exemption of Assessments [D.R. Horton], recorded as Document No. 2023-16614 in the Official Public Records of Johnson County, Texas.
5. Hunter Place Notice of Waiver of Working Capital Assessment [D.R. Horton], recorded as Document No. 2023-16615 in the Official Public Records of Johnson County, Texas.

ATTACHMENT 1

HUNTER PLACE RESIDENTIAL COMMUNITY, INC.
MANAGEMENT CERTIFICATE

Johnson County
April Long
Johnson County
Clerk

Instrument Number: 2023 - 18212

eRecording - Real Property

Notice

Recorded On: June 29, 2023 10:06 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023 - 18212
Receipt Number: 20230629000040
Recorded Date/Time: June 29, 2023 10:06 AM
User: Susan L
Station: ccl41

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



STATE OF TEXAS
COUNTY OF JOHNSON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long